

# REAL ESTATE COMMISSION

PROFESSIONAL & VOCATIONAL LICENSING DIVISION  
DEPARTMENT OF REGULATORY AGENCIES

STATE OF HAWAII  
1010 RICHARDS STREET  
P. O. BOX 3469  
HONOLULU, HAWAII 96801

## SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT

ON

VILLA MALIA  
1855 Kalakaua Avenue  
Honolulu, Hawaii

REGISTRATION NO. 730

### **This Report Is Not an Approval or Disapproval of This Condominium Project**

It was prepared as a supplement to an earlier Report dated November 22, 1974 issued by the Real Estate Commission on the above project. This report, based on a principle of disclosure, is issued by the Commission for the purpose of preventing fraud, misrepresentation or deceit.

The developer shall not enter into a binding contract or agreement for the sale of any unit in a Condominium Project until

- (1) A copy of this Report has been given to the prospective purchaser,
- (2) The latter has been given an opportunity to read same, and,
- (3) His receipt taken therefor.

Issued: December 19, 1974  
Expires: December 22, 1975

### SPECIAL ATTENTION

A comprehensive reading of this report is urged in order that personal requirements and expectations to be derived from the property can be ascertained. The attention of the purchaser or prospective purchaser is particularly directed to the following:

THIS REPORT REFLECTS INFORMATION DISCLOSED IN THE REQUIRED NOTICE OF INTENTION SUBMITTED OCTOBER 9, 1974 AND ADDITIONAL INFORMATION SUBMITTED AS OF DECEMBER 13, 1974. THE DEVELOPER, IN NOTIFYING THE COMMISSION OF HIS INTENTION TO SELL AND REPORTING CHANGES TO THE PROJECT, IS COMPLYING WITH THE REQUIREMENTS OF THE HORIZONTAL PROPERTY ACT, CHAPTER 514, HAWAII REVISED STATUTES.

1. Since the issuance of the Commission's Preliminary Public Report of November 22, 1974 on VILLA MALIA, Registration No. 730, the Developer reports that changes have been made in the plan or set-up as presented in the October 9, 1974 notice of intention to sell. The subsequent changes are determined to be a material revision to the information first disclosed.

This Supplementary Public Report amends the November 22, 1974 document becoming a part of the Preliminary Public Report on VILLA MALIA. The Developer is responsible for placing a true copy of this Supplementary Public Report (pink paper stock) in the hands of all purchasers and prospective purchasers, along with a true copy of the Preliminary Public Report (yellow paper stock). Securing a signed copy of the Receipt for Horizontal Property Regimes Public Report from each purchaser and prospective purchaser is also the responsibility of the Developer.

2. The Developer of the project has submitted to the Commission for examination all documents deemed necessary for the registration of the project and updating the information disclosed therein.

3. Advertising and promotional materials have been submitted pursuant to the rules and regulations promulgated by the Commission.

4. The purchaser or prospective purchaser is advised to acquaint himself with the provisions of Chapter 514, Hawaii Revised Statutes (as amended), and the Condominium Rules and Regulations which relate to Horizontal Property Regimes.

5. This Supplementary Public Report automatically expires December 22, 1975, unless another Supplementary Public Report issues or the Commission, upon review of the registration, issues an order extending the period of this report.

The information in the topical headings, DESCRIPTION, LIMITED COMMON ELEMENTS, INTEREST TO BE CONVEYED TO PURCHASERS, and PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE have been altered as follows. All other topical headings have not been disturbed.

NAME OF PROJECT: VILLA MALIA

DESCRIPTION: The Developer advises, and the revised Declaration provides that the garage apartment has been deleted from the project, that the floor plan and floor area of the commercial apartment have been revised, and that one hundred fifty-six (156) parking apartments have been added to the project. Therefore, the Developer advises that the Description of the project contained in the Preliminary Public Report dated November 22, 1974, should be deleted in its entirety and the following description of the project substituted in lieu thereof:

"The proposed Declaration of Horizontal Property Regime and plans submitted by the Developer indicate a leasehold condominium project consisting of a single building, without a basement, constructed principally of reinforced concrete, having one (1) twenty-six (26) story tower, which partly includes and partly rises above a five (5) story multi-purpose structure containing the parking and commercial apartments. There will be two hundred seventy-seven (277)

separate condominium apartments, consisting of one hundred twenty (120) residential apartments, one (1) commercial apartment and one hundred fifty-six (156) parking apartments designated in the spaces within the perimeter and party walls, floors and ceilings of each of the 120 residential apartment units and the one (1) commercial apartment unit of the project, and the spaces within the perimeter lines, floors and undecorated ceilings of the one hundred fifty-six (156) parking apartments of the project, which spaces together with appurtenant lanais, if any, are collectively referred to herein as "apartments", and are designated on said plans and described as follows:

1. The commercial apartment is located on the ground floor of the building.
2. Twelve (12) parking apartments are located on the lower level of the Ground Floor of said building, being Apartment Nos. 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27.
3. Fifteen (15) parking apartments are located on the upper level of the Ground Floor of said building, being Apartment Nos. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14 and 15.
4. Eleven (11) parking apartments are located on the lower level of the Second Floor of said building, being Apartment Nos. 28, 29, 30, 31, 32, 33, 34, 35, 36, 37 and 38.
5. Twenty-six (26) parking apartments are located on the upper level of the Second Floor of said building, being Apartment Nos. 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63 and 64.
6. Fourteen (14) parking apartments are located on the lower level of the Third Floor of said building, being Apartment Nos. 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77 and 78.
7. Twenty-six (26) parking apartments are located on the upper level of the Third Floor of said building, being Apartment Nos. 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103 and 104.
8. Fourteen (14) parking apartments are located on the lower level of the Fourth Floor of said building, being Apartment Nos. 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117 and 118.
9. Twenty-five (25) parking apartments are located on the upper level of the Fourth Floor of said building, being Apartment Nos. 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142 and 143.
10. Thirteen (13) parking apartments are located on the Fifth Floor of said building, being Apartment Nos. 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155 and 156.

11. Six (6) residential apartments are located on the Sixth Floor of the building, being Apartment Nos. 6A, 6B, 6C, 6D, 6E and 6F.

12. Six (6) residential apartments are located on the Seventh Floor of the building, being Apartment Nos. 7A, 7B, 7C, 7D, 7E and 7F.

13. Six (6) residential apartments are located on the Eighth Floor of the building, being Apartment Nos. 8A, 8B, 8C, 8D, 8E and 8F.

14. Six (6) residential apartments are located on the Ninth Floor of the building, being Apartment Nos. 9A, 9B, 9C, 9D, 9E and 9F.

15. Six (6) residential apartments are located on the Tenth Floor of the building, being Apartment Nos. 10A, 10B, 10C, 10D, 10E and 10F.

16. Six (6) residential apartments are located on the Eleventh Floor of the building, being Apartment Nos. 11A, 11B, 11C, 11D, 11E and 11F.

17. Six (6) residential apartments are located on the Twelfth Floor of the building, being Apartment Nos. 12A, 12B, 12C, 12D, 12E and 12F.

18. Six (6) residential apartments are located on the Fourteenth Floor of the building, being Apartment Nos. 14A, 14B, 14C, 14D, 14E and 14F.

19. Six (6) residential apartments are located on the Fifteenth Floor of the building, being Apartment Nos. 15A, 15B, 15C, 15D, 15E and 15F.

20. Six (6) residential apartments are located on the Sixteenth Floor of the building, being Apartment Nos. 16A, 16B, 16C, 16D, 16E and 16F.

21. Six (6) residential apartments are located on the Seventeenth Floor of the building, being Apartment Nos. 17A, 17B, 17C, 17D, 17E and 17F.

22. Six (6) residential apartments are located on the Eighteenth Floor of the building, being Apartment Nos. 18A, 18B, 18C, 18D, 18E and 18F.

23. Six (6) residential apartments are located on the Nineteenth Floor of the building, being Apartment Nos. 19A, 19B, 19C, 19D, 19E and 19F.

24. Six (6) residential apartments are located on the Twentieth Floor of the building, being Apartment Nos. 20A, 20B, 20C, 20D, 20E and 20F.

25. Six (6) residential apartments are located on the Twenty-first Floor of the building, being Apartment Nos. 21A, 21B, 21C, 21D, 21E and 21F.

26. Six (6) residential apartments are located on the Twenty-second Floor of the building, being Apartment Nos. 22A, 22B, 22C, 22D, 22E and 22F.

27. Six (6) residential apartments are located on the Twenty-third Floor of the building, being Apartment Nos. 23A, 23B, 23C, 23D, 23E and 23F.

28. Six (6) residential apartments are located on the Twenty-fourth Floor of the building, being Apartment Nos. 24A, 24B, 24C, 24D, 24E and 24F.

29. Six (6) residential apartments are located on the Twenty-fifth Floor of the building, being Apartment Nos. 25A, 25B, 25C, 25D, 25E and 25F.

30. Six (6) residential apartments, being Apartment Nos. PH-A, PH-B, PH-C, PH-D, PH-E and PH-F are located on the Twenty-sixth Floor of the building, with each apartment having two (2) bedrooms and two (2) bathrooms on the Twenty-seventh Floor of said building; the two floors of each apartment being connected by an internal stairway.

31. The apartments are constructed according to seven (7) different floor plans, and each contains the number of rooms and approximate floor areas, according to its respective floor plan as follows:

(a) "Commercial Apartment": One (1) apartment, being the commercial apartment contains one room, which may be partitioned and subdivided into several rooms. The approximate floor area of said commercial apartment is 1,929 square feet.

(b) "One Bedroom": Ninety-five (95) residential apartments, being Apartment Nos. 6A, 6B, 6D, 6E, 6F, 7A, 7B, 7D, 7E, 7F, 8A, 8B, 8D, 8E, 8F, 9A, 9B, 9D, 9E, 9F, 10A, 10B, 10D, 10E, 10F, 11A, 11B, 11D, 11E, 11F, 12A, 12B, 12D, 12E, 12F, 14A, 14B, 14D, 14E, 14F, 15A, 15B, 15D, 15E, 15F, 16A, 16B, 16D, 16E, 16F, 17A, 17B, 17D, 17E, 17F, 18A, 18B, 18D, 18E, 18F, 19A, 19B, 19D, 19E, 19F, 20A, 20B, 20D, 20E, 20F, 21A, 21B, 21D, 21E, 21F, 22A, 22B, 22D, 22E, 22F, 23A, 23B, 23D, 23E, 23F, 24A, 24B, 24D, 24E, 24F, 25A, 25B, 25D, 25E and 25F, each consists of four (4) rooms, including one (1) bedroom, one (1) bathroom, a kitchen, a living room and a lanai; each of these apartments contains a floor area of approximately 611 square feet, including the lanai of approximately 88 square feet.

(c) "Two Bedroom": Nineteen (19) apartments, being Apartment Nos. 6C, 7C, 8C, 9C, 10C, 11C, 12C, 14C, 15C, 16C, 17C, 18C, 19C, 20C, 21C, 22C, 23C, 24C and 25C, each consists of six (6) rooms, including two (2) bedrooms, two (2) bathrooms, a living room, a kitchen and a lanai; each of these apartments contains a floor area of approximately 811 square feet, including the lanai of approximately 88 square feet.

(d) "Two-Bedroom Penthouse": Five (5) residential apartments, being Apartment Nos. PH-A, PH-B, PH-D, PH-E and PH-F, each consists of seven (7) rooms, including two (2) bedrooms, two (2) bathrooms, a living room, a dining room, a kitchen and a lanai.

Apartment Nos. PH-A and PH-D each contains a floor area of approximately 1,183 square feet, including the lanai of approximately 123 square feet; Apartment Nos. PH-E and PH-F each contains a floor area of approximately 1,175 square feet, including the lanai of approximately 122 square feet; and, Apartment No. PH-B contains a floor area of approximately 1,185 square feet, including the lanai of approximately 124 square feet.

(e) "Three-Bedroom Penthouse": One (1) residential apartment, being Apartment No. PH-C consists of nine (9) rooms, including three (3) bedrooms, three (3) bathrooms, a living room, a kitchen, a dining room and a lanai; this apartment contains a floor area of approximately 1,384 square feet, including the lanai of approximately 123 square feet.

(f) "Large Car Stalls": One hundred seventeen (117) parking apartments, being Apartment Nos. 3, 4, 5, 6, 7, 8, 9, 10, 12, 13, 14, 15, 17, 18, 19, 22, 25, 26, 27, 31, 32, 33, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 58, 59, 60, 62, 63, 64, 68, 69, 70, 71, 72, 73, 75, 76, 77, 78, 79, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 98, 99, 100, 102, 103, 104, 108, 109, 110, 111, 112, 113, 115, 116, 117, 118, 119, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 138, 139, 140, 141, 142, 143, 147, 148, 149, 150, 151, 152, 153, 154 and 155, each consists of a space approximately eight and one-half (8-1/2) feet by nineteen (19) feet, as delineated by perimeter lines on the condominium file plan and contains a floor area of approximately 161.5 square feet.

(g) "Compact Car Stalls": Thirty-nine (39) parking apartments, being Apartment Nos. 1, 2, 11, 16, 20, 21, 23, 24, 28, 29, 30, 34, 55, 56, 57, 61, 65, 66, 67, 74, 80, 81, 95, 96, 97, 101, 105, 106, 107, 114, 120, 121, 135, 136, 137, 144, 145, 146 and 156, each consists of a space approximately seven and one-half (7-1/2) feet by sixteen (16) feet, as delineated by perimeter lines on the condominium file plan, and contains a floor area of approximately 120 square feet.

LIMITED COMMON ELEMENTS: The Developer advises that due to the deletion of the garage apartment from the project, the "owner's parking right" described in the Note should be deleted in its entirety from the Preliminary Public Report dated November 22, 1974.

INTEREST TO BE CONVEYED TO PURCHASERS: The Developer advises, and the revised Declaration provides that due to the deletion of the garage apartment, the reduction in area of the commercial apartment and the addition of the parking apartments that the

undivided percentage interest in all common elements of the project (herein called the "common interest") appurtenant to the respective apartments in the project have been revised as follows:

- |    |                           |         |
|----|---------------------------|---------|
| 1. | Commercial Apartment      | 4.0193% |
| 2. | Residential Apartments:   |         |
|    | "One Bedroom"             | .65%    |
|    | "Two Bedroom"             | .87%    |
|    | "Two-Bedroom Penthouse"   | 1.28%   |
|    | "Three-Bedroom Penthouse" | 1.50%   |
| 3. | Parking Apartments:       |         |
|    | "Large Car Stalls"        | .0671%  |
|    | "Compact Car Stalls"      | .05%    |

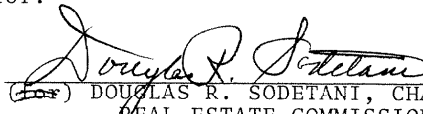
PURPOSE OF BUILDING AND RESTRICTIONS AS TO USE: The Developer advises that paragraph 4 describing the use which may be made of the garage apartment should be deleted from the Preliminary Report dated November 22, 1974, and that the revised Declaration provides that the parking apartments shall be occupied and used as follows:

Parking Apartments. The parking apartments shall be used and occupied only as a parking place for a motor vehicle.

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The purchaser or prospective purchaser should be cognizant of the fact that this report represents information disclosed by the Developer in the required Notice of Intention submitted October 9, 1974 and additional information subsequently filed as of December 13, 1974.

This SUPPLEMENTARY HORIZONTAL PROPERTY REGIMES (CONDOMINIUM) PUBLIC REPORT is made a part of REGISTRATION NO. 730 filed with the Commission on October 9, 1974.

This report, when reproduced, shall be a true copy of the Commission's public report. The paper stock used in making facsimiles must be pink in color.

  
(for) DOUGLAS R. SODETANT, CHAIRMAN  
REAL ESTATE COMMISSION  
STATE OF HAWAII

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REGISTRATION NO. 730

DECEMBER 19, 1974